



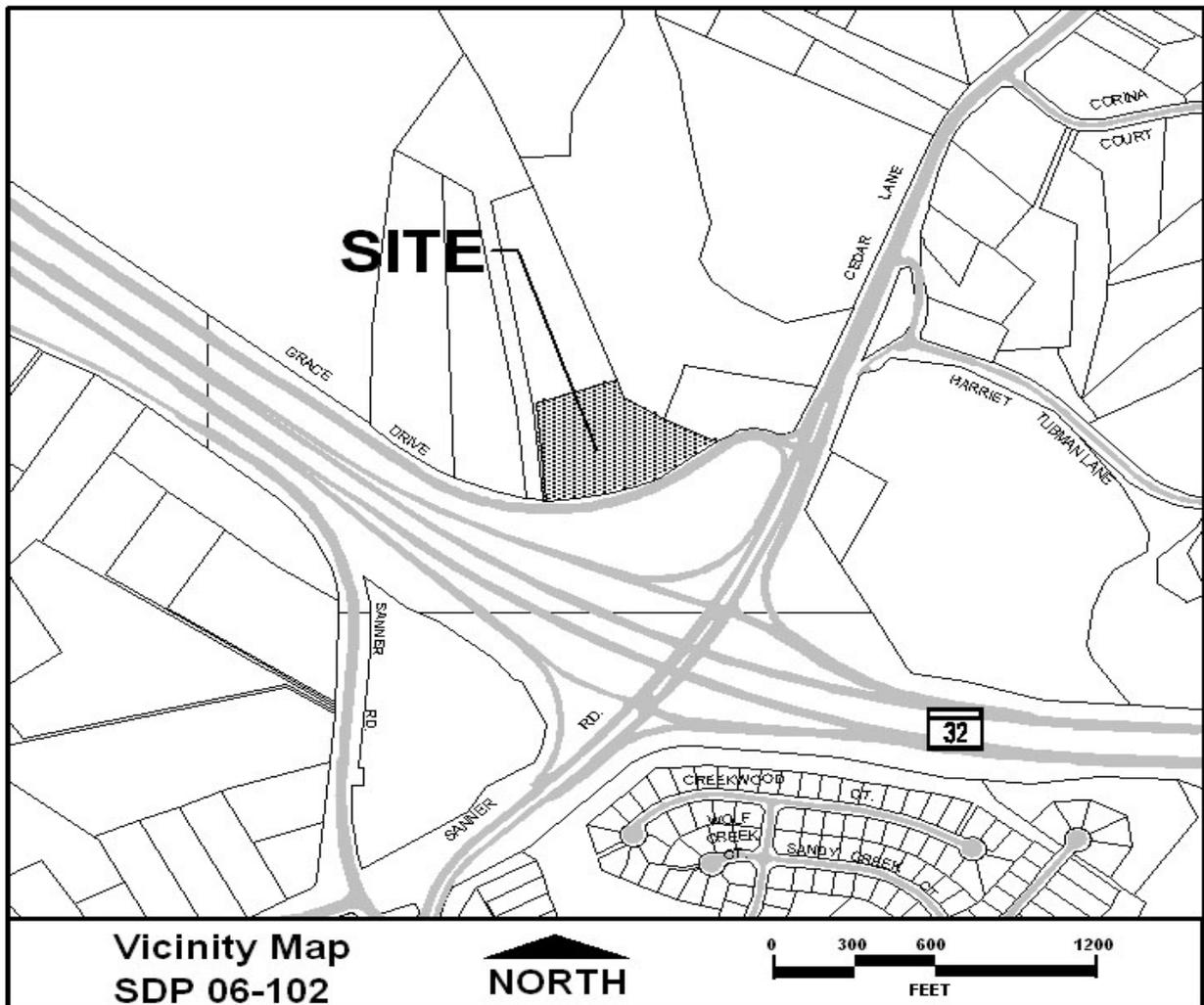
TECHNICAL STAFF REPORT

Planning Board Meeting of August 9, 2007

Case No./Petitioner: SDP-06-102, Baltimore Korean Seventh Day Adventist Church

Request: For approval of a site development plan for the construction of a church building, parking lot and underground stormwater management facility. In accordance with Section 107.F.1.a of the Howard County Zoning Regulations, Planning Board approval of this plan is required.

Location: The subject site is located on the north side of Grace Drive approximately 650 feet southwest of Cedar Lane, on 3.84 acres of land zoned R-ED (Residential: Environmental Development) in the Fifth Election District of Howard County, Maryland. The address of the site is 7410 Grace Drive, also known as Tax Map 35, Grid 22, Parcel 86.



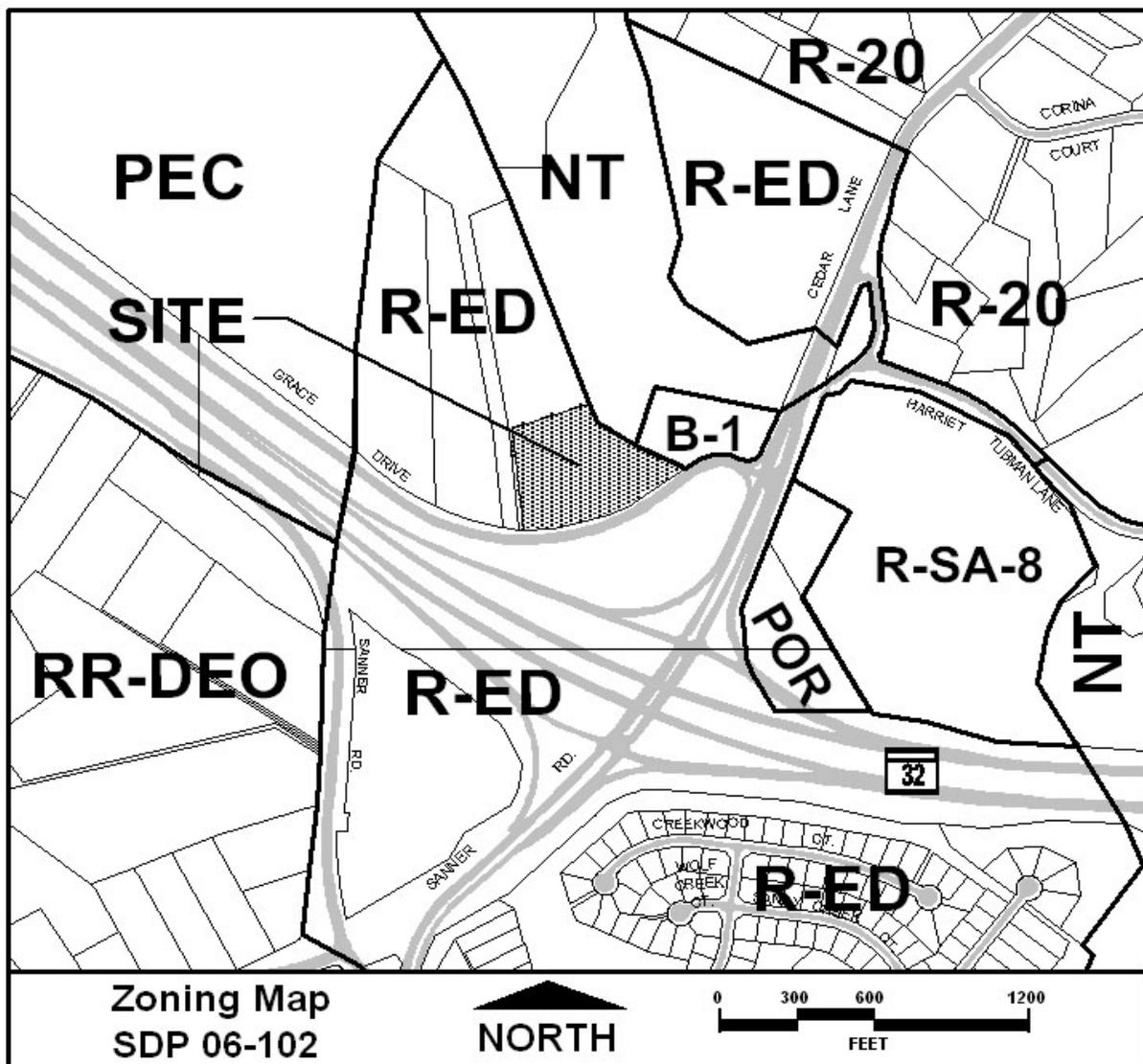
Vicinal Properties:

Abutting the north side of the Property is Parcel 85, which is a pipestem parcel also zoned R-ED that is improved with a single-family detached dwelling. The long driveway to this dwelling runs along the west side of the Property.

To the northeast and east of the Property is a New Town Open Space lot identified as Lot 45 of the Village of Hickory Ridge, Section 3, Area 14 and also Parcel 81, which is zoned B-1 and improved with a two-building office development known as Simpsonville Mill.

Across Grace Drive to the south of the site is a partially wooded area which is within the Maryland Route 32 right-of-way, and beyond this up a slope are the lanes of Maryland Route 32.

To the west of the site beyond the driveway to Parcel 85 are R-ED properties improved with single-family detached dwellings.



Site History:

On February 1, 2005, a conditional use (BA 04-027C&V) for a structure used primarily for religious activities and a variance to reduce the required 75' use setback from an external public street right-of-way to 0 feet for a proposed parking lot were granted. On January 17, 2007, an extension to the Conditional Use and Variance was approved, extending the time by which the applicant must obtain a building permit to February 2010.

Site Analysis:

The 3.84 acre site slopes downward toward the east from a high point located in the northwest corner of the property. The site is elevated relative to adjacent Grace Drive to the south. The entire site is forested with a mix of hardwoods/evergreens which, according to the Forest Stand Delineation submitted with this Site Development Plan, is threatened by invasive plant materials and is of poor quality. There were no specimen trees identified on site. There are no floodplain, streams or wetlands on the site.

The purpose of the site development plan is to construct a church building, parking, and underground stormwater management and to grade the site. The 14,988 square foot building will be constructed in the northern portion of the site. To support the building, parking will be constructed to the east of the church and along the southern frontage of the site. The underground stormwater management facility will be placed beneath the parking lot.

Planning Board Criteria:

In evaluating this plan, the Planning Board shall give consideration to the three criteria enumerated in Section 107.E.6. of the Zoning Regulations. That criteria is as follows:

- **The proposal effectively protects, preserves environmental and historic resources.**

The layout retains as much of the existing woodland as possible, given the existing slopes across the property. As proposed, areas of existing forest will be retained within Forest Conservation Easements along the north, east and west site boundaries. The cumulative acreage of forest retention (0.61 acre) will be supplemented through the creation of planted Forest Conservation Easements totaling 0.39 acre and through the installation of landscape buffers.

- **Buildings, parking areas, road, stormwater management facilities and other site features are located to take advantage of the existing topography and to limit the extent of the clearing and grading.**

The amount of clearing and grading are minimized to the extent possible, providing the minimum required parking and building area for the operation of the church, while at the same time preserving existing forest along the property boundaries. To reduce clearing and grading, the amount of parking (142 spaces) has been proposed at the minimum required to fulfill the parking requirement stipulated by the Zoning Regulations (1 space for every three seats) for the 425-seat facility. In addition, to further reduce environmental impacts, the stormwater management facility is proposed to be installed beneath the parking lot and retaining walls will be constructed along the rear and western side of the church building.

- **Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads and historic districts.**

Existing forest is being retained to provide a buffer to the adjacent parcels. In addition, a 6-foot tall board-on-board screening fence along the northern boundary will provide an additional buffer to the neighbor to the north. The required landscaping perimeters and planted Forest Conservation Easements will enhance areas of the retained forest.

Except where the structure and use setback was reduced along Grace Drive from 75 feet to zero feet in conjunction with the Conditional Use, all improvements are in compliance with the required 50-foot structure and use setbacks relative to the northern, western and eastern parcel boundaries. The areas within the required structure and use setbacks will be vegetated, or vegetation will be retained, to the extent possible.

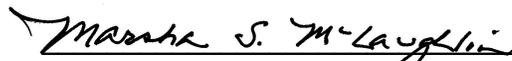
SRC Action:

By letter dated, June 12, 2007, the Subdivision Review Committee (SRC) determined that SDP-06-102 may be approved.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to the applicant's compliance with all SRC comments.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

07/25/07
Date



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